



SITE INFORMATION

SITE AREA	
NORTH Site	5 854,4
SOUTH Site	9 951,1

HEIGHT	
NORTH site	TOWER E1 20 Storeys (67m) TOWER E2 18 Storeys (62m) TOWER D 25 Storeys (83m)
SOUTH site	TOWER A 23 Storeys (77m) TOWER B 30 Storeys (98m) TOWER C1 25 Storeys (84m) TOWER C2 25 Storeys (89m)

PARKING RATES		REQUIRED
Residential:		0.5 p/unit
Visitor:		0.1 p/unit
Retail:		2.5 p/100m²

AMENITIES RATE		Required:	6m²/ unit
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SETBACKS PROVIDED	F.Y.	C.Y.	S.Y.	R.Y.
NORTH site	0,7m	3,1 / 3,2m	12m	N/A
SOUTH site	2m	2,2 / 3,3m	12m	14,3m

MTO SETBACK 14m from HWY 417

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS
Apartment: 1 690
Assumes an 85% efficiency and 80m² average net unit size

ESTIMATED GFA	Retail	Residential
	1 445 m²	106 097m²

TOTAL BUILDING AREA	Retail	Residential
	NORTH 1 700m²	33 845m²
	SOUTH 0 m²	90 975m²
TOTAL	1 700m²	124 820m²

PARKING	Required		Provided
	Residential:	North 308	313
	South	538	574
Visitor:	North	62	62
	South	108	108
Retail:	North	45	65
	South	0	35
Total:	North	415	440
	South	646	717

AMENITIES		Required	6m² x 1 690 = 10 140m²
Provided:	North	6 090,5m²	
	South	11 420,4m²	

PARKLAND DEDICATION		Required (10%)	1 991m²
		Provided	2 030m²

LOT COVERAGE		Total lot area:	15 805,5m²
		Built up area, excluding park and road:	9 328,6 m²
		Percentage: 59%	
	North	4 288,8m²	
	South	5 039,8m²	
		Landscaped surfaces; hard and soft:	3 578,7 m²
		Percentage: 23%	
	North	1 452,8m²	
	South	1 912,6m²	

NOTES

- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 6m.
- For the purpose of this concept, an average of 80m2 (860sf) unit size is used to calculate approximate total number of units.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept considers the internal street envisioned in the Tremblay TOD plan as a public right-of-way, allowing for the park to be located in a more pedestrian scale streetscape. This solution would depend on negotiations with other landowners and temporary easements to allow for a road loop towards Coventry Road. In the case of the internal street being a private street or multi-use path, the park would likely need to be relocated to a public street frontage (Coventry Rd or Belfast Rd) reducing the commercial frontage.

400 COVENTRY RD OTTAWA



LEGEND

- Proposed Building
- Amenity Space
- Parkland
- MTO Permit Controlled Area
- Proposed road
- Sector 18
- Property Boundary



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NEUF

ARCHITECT(E)S

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REVIEWED	SP
DATE	2022.10.24